

# Ryden

## TO LET

RETAIL UNIT

152.94 SQ M (1,647 SQ FT)

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)

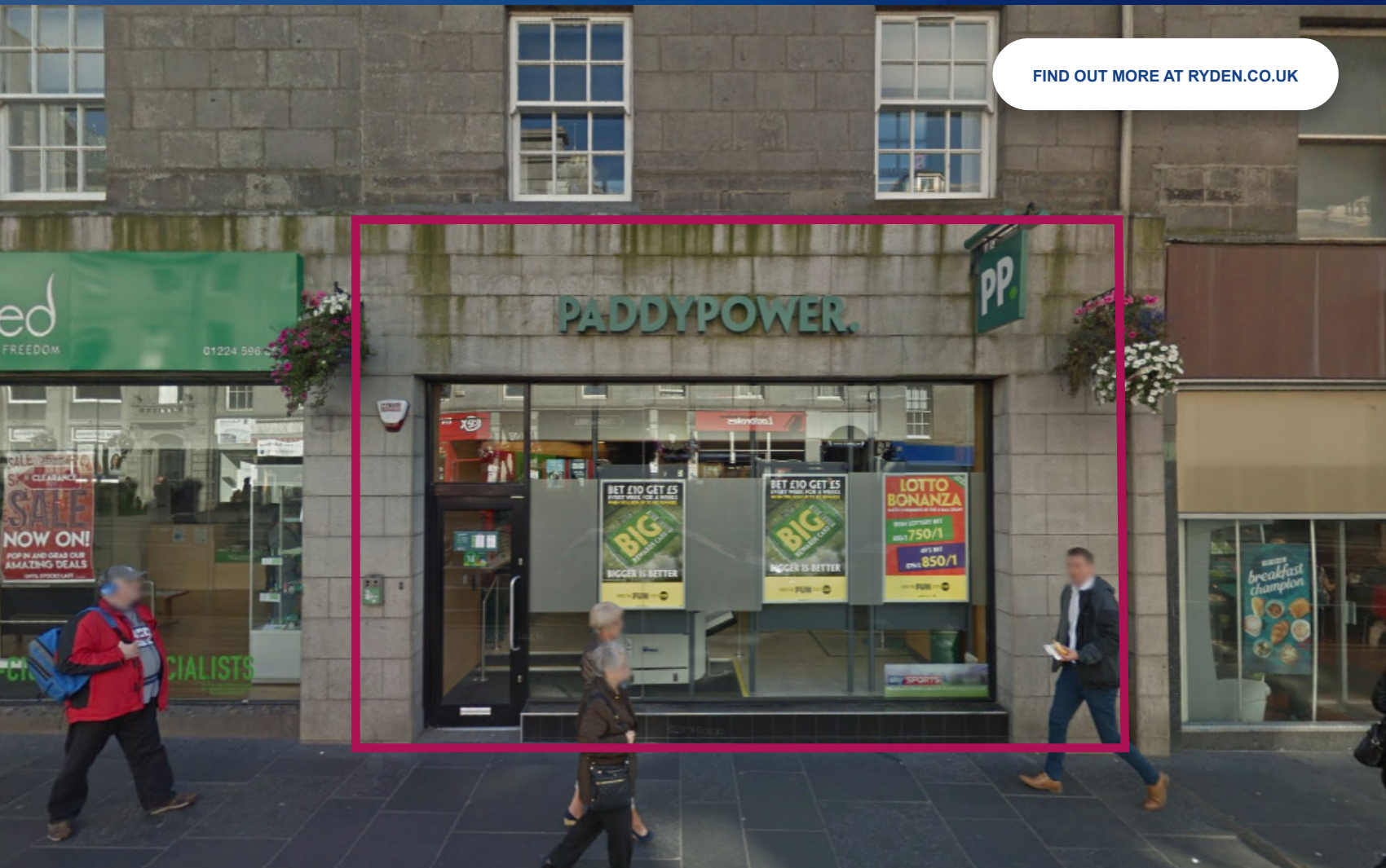


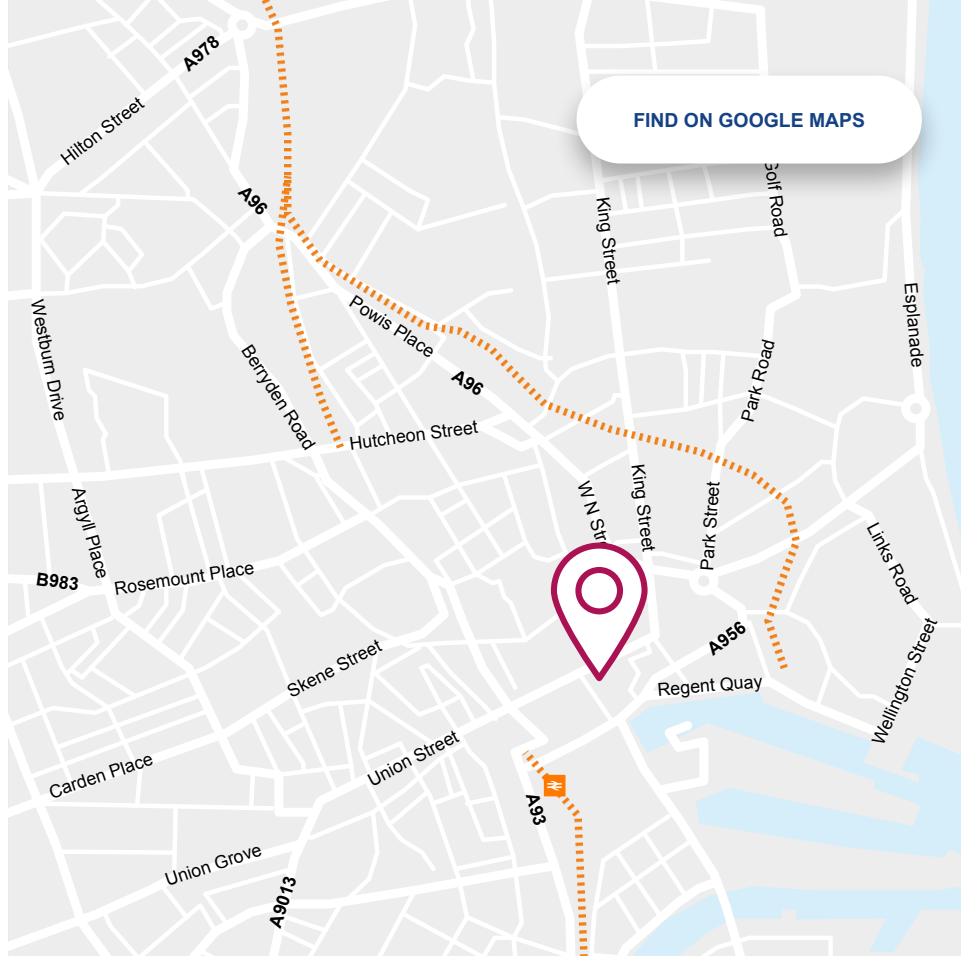
**53 UNION STREET  
ABERDEEN  
AB10 1TQ**

**PROMINENT LOCATION  
WITH LARGE GLASS  
FRONTAGE**

**MAY BENEFIT FROM  
'OUR UNION STREET'  
EMPTY SHOPS  
GRANT SCHEME**

**OPEN PLAN SHOP AREA  
WITH STAFF WELFARE  
FACILITIES AND  
BASEMENT STORAGE**





## LOCATION

The property is situated on the South side of Union Street in nearby vicinity to its junction with Market Street. This is the main commercial and retail thoroughfare for the city and there are a range of surrounding occupiers including Marks & Spencer, The Esslemont, Sports Direct, Evans Cycles and Tesco Express.

The area is also further enhanced by large office developments such as Marischal Square that have taken place in recent years adding additional footfall to the area. A number of occupiers have recently moved to the development which combines Grade A offices, coffee shops, restaurants, hotel, artwork and public space, forming a vibrant location in Aberdeen city centre.

## DESCRIPTION

The property comprises a two-storey, ground floor and basement building of granite and slate construction incorporating a modern polished granite facade.

The property has a glazed frontage. Internally the subjects is currently open plan retail accommodation with WC and staff welfare facilities to the rear.

The basement is accessed via a stair to the rear of the unit and is used for storage. The property is served with mains electricity and water with drainage being to the main public sewer. Heating is provided by comfort cooling system.

## ACCOMMODATION

The premises have been measure in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following net internal areas derived:

	SQ M	SQ FT
<b>GROUND FLOOR</b>	104.3	1,123
<b>BASEMENT</b>	48.64	524
<b>TOTAL</b>	<b>152.94</b>	<b>1,647</b>

## RATEABLE VALUE

The premises are currently entered in the Valuation Roll with a Rateable Value of: £23,500

## VAT

All rents, prices and premiums are quoted exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC and Recommendations Report is available on request.

## LEASE TERMS

The property is available on a full repairing and insuring terms, any medium to long term leases will be considered.

## RENT

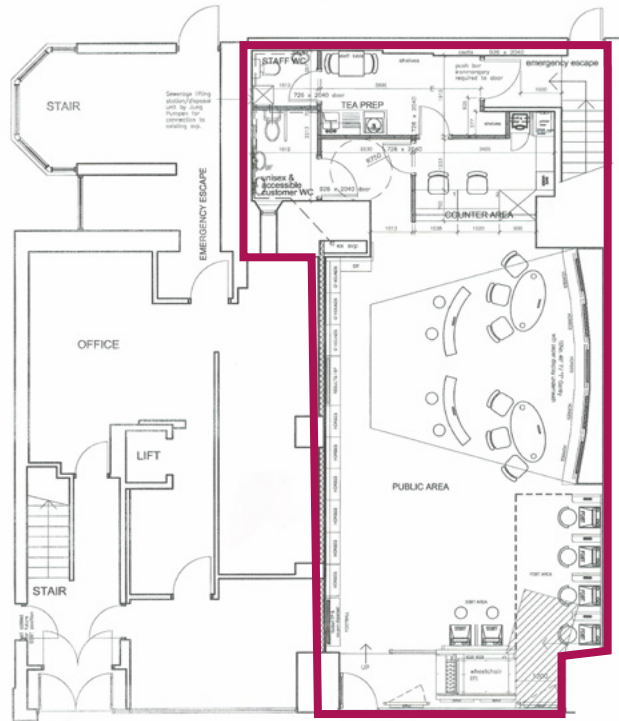
Upon application.

## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable.

**THE PROPERTY IS SITUATED ON THE SOUTH SIDE OF UNION STREET IN NEARBY VICINITY TO ITS JUNCTION WITH MARKET STREET.**





GROUND FLOOR PLAN AS PROPOSED

# TO LET

**RETAIL UNIT**  
**152.94 SQ M**  
**(1,647 SQ FT)**



**53 UNION STREET**  
**ABERDEEN**  
**AB10 1TQ**

# GET IN TOUCH

To arrange a viewing, or for further information, please contact:

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **February 2024**

